

PUBLIC MEETING AGENDA



Planning & Zoning Commission

T U E S D A Y
JANUARY 13, 2004

The City of Tempe endeavors to make all public meetings accessible to persons with disabilities. With 48 hours advance notice, special assistance can be provided for sight and/or hearing impaired persons at public meetings. Please call 480-350-8331 (voice) or 480-350-8400 (TDD) to request an accommodation to participate in Planning Commission meetings.

PRE-SESSION - begins at 6:00 p.m. – Development Services Conference Room (Garden Level – East Side), 31 East Fifth Street. The Planning & Zoning Commission reserves this time to discuss informally any item(s) appearing on the Public Meeting Agenda, including questions/answers. Only procedural decisions will be made in the Pre-Session.

- Review of proposed Consent Agenda
- Review of past and future applications with staff

PLANNING AND ZONING COMMISSION MEETING –7:00 p.m. – Council Chambers, 31 East Fifth Street.

Consideration of December 6 and December 9, 2003 Minutes.

1. **PLANNED DEVELOPMENT (0406)** Request by **BUGGY BATH CAR WASH** (Joel T. Higginbotham, property owner, Desert Mountain Associates, applicant) **#SGF-2004.01** for an Amended General Plan of Development for Capistrano Village Commercial Center consisting of 23,566 square feet on 5.00 net acres, and a Final Plan of Development for Buggy Bath Car Wash consisting of 5,320 square feet on 1.19 net acres, located at 1836 East Elliot Road, including the following:

Use Permit:
Allow a car wash business in the PCC-1 Zoning District.

Variance:
Reduce the required building setback from 40 feet to 24 feet along the west side property line of Lot 3.
2. **PLANNED DEVELOPMENT (0406)** Request by **UNIVERSITY PROPERTIES** (Lawrence Kates, property owner) **#SBD-2003.103** for an amended Final Subdivision Plat consisting of two (2) lots on 4.14 net acres, located at 1938 East Apache Boulevard.
3. **ZONING AND DEVELOPMENT CODE (0414)** Hold a public hearing for **CITY OF TEMPE – ZONING AND DEVELOPMENT CODE** (City of Tempe, applicant) **Ordinance 2003.36 #ZON-2003.19** for the proposed Zoning and Development Code. This Code will implement Tempe's General Plan and promote public health, safety, convenience, aesthetics and welfare. It encourages the efficient use of land, sustainable land use and building practices, transportation options and accessibility, and crime prevention. It will require timely citizen involvement in land use decision-making, and promote efficiency in development review and land use administration. **Note: Continued from the December 9, 2003 public hearing.**

POST-SESSION – begins after regular meeting – Tempe City Council Chambers, 31 E. Fifth Street. If necessary, continue pre-session discussion.